

Table A.7

**Number of Units by Type in the 1997 Conventional Conforming Market Compared
To Fannie Mae and Freddie Mac Purchases**

	Single-Family Owner	Single-Family Rental	Multifamily	Total Rental	Total
<u>Total Units</u>					
Market	4,936,208	1,015,538	1,491,990	2,507,528	7,443,736
Fannie Mae	1,355,693	81,152	227,531	308,683	1,664,376
Freddie Mac	1,071,065	49,813	107,792	157,605	1,228,670
GSE Total	2,426,758	130,965	335,323	466,288	2,893,046
GSE % of Market	49%	13%	22%	19%	39%
<u>Low-Mod Units</u>					
Market	2,034,085	913,984	1,342,791	2,256,775	4,290,860
Fannie Mae	493,489	72,514	217,134	289,648	783,137
Freddie Mac	375,952	43,711	102,704	146,415	522,367
GSE Total	869,441	116,225	319,838	436,063	1,305,505
GSE % of Market	43%	13%	24%	19%	30%
<u>Underserved Area Units*</u>					
Market	1,230,808	461,930	716,155	1,178,085	2,408,893
Fannie Mae	328,143	38,975	95,774	134,749	462,892
Freddie Mac	257,546	23,056	52,488	75,544	333,090
GSE Total	585,688	62,031	148,262	210,293	795,981
GSE % of Market	48%	13%	21%	18%	33%
<u>Special Affordable Units</u>					
Market	704,384	589,012	865,354	1,454,366	2,158,750
Fannie Mae	143,081	36,661	134,990	171,651	314,732
Freddie Mac	105,850	21,875	65,920	87,795	193,645
GSE Total	248,931	58,537	200,909	259,446	508,377
GSE % of Market	35%	10%	23%	18%	24%

Source: The market data are the estimated number of newly mortgaged units during 1997. The Single-Family Owner market data exclude B&C loans; including the B&C loans in the owner market would have reduced the GSE market share from 49 percent to 42 percent. See Appendix D for an explanation of the market methodology and various caveats (such as excluding manufactured housing in non-metropolitan areas). The GSE data include units from conventional mortgages originated during 1997 and purchased by one of the GSEs during 1997 or 1998. GSE data with missing affordability or geocode fields are reallocated based the distribution of existing data.

*The Single-Family Owner market data for underserved areas should be considered a minimal estimate. The goal-qualifying percentages that were used to derive the Single-Family Owner market estimates were based on HMDA data for metropolitan areas; as discussed in Appendix D, this underestimates the underserved area market in non-metropolitan areas.